

## \$450,000 - 9111 151 Street, Edmonton

MLS® #E4444683

**\$450,000**

3 Bedroom, 2.00 Bathroom, 934 sqft

Single Family on 0.00 Acres

Jasper Park, Edmonton, AB

OPPORTUNITY IS KNOCKING! Investors & renovators—this is the project you’ve been waiting for! Charming 933 sq ft bungalow in the heart of Jasper Park. Just minutes from West Edmonton Mall & quick access to Whitemud Drive, you’ll love the unbeatable convenience to shopping, dining, & 15 min commuting downtown or to the U of A. The main floor offers 2 bedrooms, 1 bath & spacious kitchen with patio doors opening to a good-sized deck—perfect for entertaining or relaxing. Downstairs, the separate 1-bedroom, 1-bath nanny/mother-in-law suite features a second kitchen, ideal for extended family or helper. Shared laundry serves both suites & updated electrical. Full of life & bursting with potential, this home is a fantastic opportunity for a rewarding fixer-upper or a smart hold-and-redevelop investment. The large 47.6 ft x 148 ft lot (14.5m x 45.1m) sits in a neighborhood undergoing exciting revitalization, with new infill projects & modern amenities transforming the area & walking to West Valley Line LRT!

Built in 1956

### Essential Information

MLS® # E4444683

Price \$450,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	934
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9111 151 Street
Area	Edmonton
Subdivision	Jasper Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1J5

### **Amenities**

Amenities	Off Street Parking, On Street Parking, See Remarks
Parking	Double Garage Detached, Heated, Insulated

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Concrete, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 26th, 2025  
Days on Market                3  
Zoning                              Zone 22

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